

MINUTES OF THE SPECIAL MEETING OF THE PLANNING BOARD OF THE VILLAGE OF IRVINGTON HELD IN THE TRUSTEES' ROOM, VILLAGE HALL, ON WEDNESDAY, JANUARY 17, 2001.

Members Present: Peter Lilienfield, Chairman
William Hoffman
Jay Jenkins, Secretary
Patrick Natarelli

Also Present: Edward P. Marron, Jr., Building Inspector
Ralph Mastromonaco & Tim Miller, Consulting Engineers
Mary Beth Dooley, Environmental Conservation Board
J&L Reporting Service, for Westwood Development Associates
Applicants and other persons mentioned in these Minutes
Members of the Public.

IPB Matter

Considered: **94-03 – Westwood Development Associates, Inc.**
Sht.10,P25J2,25K2,Sht.10C,B1.226,Lots 25A,26A
Sht.11,P-25J

The Chairman called the special meeting to order at 8:00 p.m.

The special meeting was a continuation of the public hearing on the Westwood matter. A stenographic record of the proceeding was made. Charles Pateman and Padraic Steinschneider appeared for the Applicant.

Ralph Mastromonaco, Village Consulting Engineer, presented a Memorandum dated January 17, 2001 identifying the plans he has reviewed and his recommendations for the Board to consider prior to taking any action on the current request for preliminary subdivision and limited site plan approval.

The Board reviewed the plans with the Applicant and the following points were discussed:

1. The Planning Board's recommendations to the Village Board of Trustees regarding the use and dedication of Marshall's Pond.
2. The Board will consider advice regarding maintenance of access routes and in particular emergency access routes to the development and in particular Marshall's Pond.

3. The revised plans for Lots 7, 8, 9 and 10 (with single curb cuts) appear satisfactory.
4. The Board needs advice with respect to the placements of easements within building envelopes.
5. The Board discussed reconfiguring the sewer lines and solicited advice about the 1% grading for efficient function. The Applicant agreed to show such grading.
6. The Board was in favor of relatively tight envelopes for limited site plan approval, with the Board having the discretion to subsequently modify the building envelopes at the time of final individual site plan approval.
7. The Board will review limits of disturbance at the next meeting.

There was agreement that items 2, 3, and 10 on Mr. Mastromonaco's list of 17 recommendations remain open.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Jay Jenkins, Secretary